

1.0 PROJECT DESCRIPTION, LOCATION, AND ENVIRONMENTAL SETTING

1.1 Project Description and Location

1.1.1 Precise Location and Boundary

The Peaceful Valley Ranch (PVR) project is a 181.31-acre property located in the community of Jamul, just north of the community of Dulzura, in the unincorporated area of San Diego County, California; refer to Figure 1-1 and Figure 1-2. State Route 94 (SR-94, Campo Road) forms the property's western edge; a portion of the Daley Ranch property abuts the southern side; Melody Road forms a portion of the northern edge; and a mix of private properties border the remaining northern edge and eastern boundary; refer to Figure 1-3. Primary access to the site is from Peaceful Valley Ranch Road off of State Route 94/Campo Road (SR-94). The property is located within the County of San Diego's Jamul-Dulzura Subregional Planning Area. The Assessor Parcel Numbers for the property are 597-050-13, 597-060-02, 597-070-02 and 597-070-07.

1.1.2 Project's Component Parts and Design

The PVR project proposes a Tentative Map to subdivide 181.31 acres for an estate residential development, equestrian uses and amenities, and public fire service facilities; refer to Figure 1-4. The project includes all of the permits and discretionary action listed in Table 1-1. The project proposes the subdivision of 181.31 acres into 57 lots; refer to Table 1-2. These include:

- a) One estate residential lot of 4.0 acres for the existing ranch house (Lot 5);
- b) 46 new residential lots ranging in size from a minimum of two acres up to approximately 7.7 acres (Lots 1-4, 6-47);
- c) One 6.7-acre public equestrian facility lot (Lot 48);
- d) One 3.7-acre lot reserved for a new joint-use fire station and administrative offices of the San Diego Rural Fire Protection District (RFPD) and U.S. Fish and Wildlife Service (USFWS) (Lot 49);
- e) One 3.7-acre open space lot for the protection of biological resources (Lot 50);
- f) One 28.9-acre private horse stable and polo training facilities/polo field lot (Lot 51); and,
- g) Six private roadway lots (Lots 52-57).

The project also includes a General Plan Amendment (GPA) and rezone to amend the existing land use designation of the eastern 152.46 acres of the 181.31-acre property from (18) Multiple Rural Use (1 du/4, 8, 20 ac) with an A72(8 acre minimum lot size) General Agriculture zone, to the (17) Estate Residential (1 du/2, 4ac) designation with an A72(2 acre minimum lot size) General Agriculture zone. The GPA covers APNs 597-050-13, 597-070-02, and 597-070-07. The GPA request also seeks removal of a segment of a County of San Diego Circulation Element Road, SC 760, a portion of which is currently aligned through the

project site. SC 760 is a planned two-lane Light Collector Road. The segment of SC 760 proposed for removal with the project extends from SR-94 north to Olive Vista Drive. The General Plan Amendment Report is included as Appendix H of this EIR; refer to Table 1-3A.

Equestrian Component

The equestrian component of the project consists of a public equestrian facility and a private equestrian use area with supporting facilities. A public equestrian facility is proposed on Lot 48 (6.7 acres). The public equestrian facility would include the following features:

- Two buildings containing horse stalls: one building with 16 stalls and one with 14 stalls (30 stalls total);
- Hay barn;
- Exercise arena;
- Hot walker;
- Bullpen;
- Manure storage area;
- Office area (approximately 200 square feet) and restrooms;
- Caretaker residence; and,
- Parking area for vehicles and horse trailers (surfaced with four inches of decomposed granite).

In addition, Lot 51 is proposed as a 28.9-acre private horse stable and polo training facility within the Peaceful Valley Ranch proposed development plan; refer to Figure 1-4. This area will provide a private recreational amenity for the members of the Peaceful Valley Ranch polo club and their guests. Those planned operations and uses include, among other activities, a limited number of anticipated polo events / matches, which events have been classified as “Outdoor Participant Sports and Recreation” under the County of San Diego Zoning Ordinance. Such a use type requires a Major Use Permit (MUP) in the A72 General Agricultural Zone designation for the property. The applicant has submitted an application for an MUP for this activity, which is being processed concurrently with the other project development applications, considered in this EIR. The MUP application also proposes to regulate and control the extraction of groundwater proposed for irrigation of the polo field.

The private equestrian facility would include the following elements; refer to Figure 1-4:

- Regulation size polo field (160 yards by 300 yards plus run-on areas with a training track surround);
- Four stable buildings, each with 12 horse stalls (48 stalls total);
- Exercise arena;
- Corrals;
- Bullpen;
- Hot walkers;

- Hay barn for feed storage;
- Manure storage area including a metal storage bin screened from view;
- Operator office area and restrooms;
- Operator residence;
- Horse trailer staging/parking area (surfaced with four inches of decomposed granite); and,
- Automobile parking area.

Daily activities at Lot 51 will be typical horse rearing and training activities, including:

- Horse breeding;
- Horse boarding, feeding, grooming, exercise, and general care;
- Horse training and practice for polo play;
- Rider training and practice for polo play;
- Horse try-outs for polo play;
- Casual recreational riding;
- Informal, nonscheduled polo play; and,
- Facility maintenance and repair.

The facility will operate for daily rider use seven days per week. Most daily use activities will occur from dawn until dusk. However, typical horse care activities by the facility operator, staff, and/or horse owners such as veterinary work, grooming, exercise, casual riding, etc., may occur daily from predawn until after dusk. However, in order to avoid any potential for exceeding the standards and requirements of the County Noise Ordinance, conditions of the Lot 51 MUP will stipulate that all mechanized maintenance activities, including polo field mowing, will be limited to the hours of 7:00 a.m. to 7:00 p.m. daily.

Participant Sport and Recreation Activities

In addition to the daily use activities, the project also includes a Major Use Permit to allow and regulate "Participant Sports and Recreation Activities" on Lot 51 as described herein. This equestrian participant sport and recreational play is anticipated to be on a "by-invitation" basis only. This type of formal participant sport and recreation activity, consisting of organized polo matches, will be controlled by the facility operator, and will be a permitted use subject to the conditions and regulations of a Major Use Permit to be issued by the County as included in the current project application. Such polo matches would be held primarily for the casual recreation of the horse owners, but could also be utilized by riders as a method to assess the quality and training of the polo horses themselves. A polo match is played by eight riders, with four riders from each team. Typically there are two mounted referees for a match. Each team will typically consist of from four to six team members, including substitute riders. The matches would generally involve the participants, referees, and, potentially, the invitees and guests of the participants as spectators. As the matches are by invitation only, the matches will not be advertised or open to the general public. It is envisioned that matches would be scheduled for weekend and holiday play, potentially from

9:00am until dusk. Matches would not occur more frequently than twice per month, conditions and weather permitting, nor more than twelve times per year. The matches will not include league play, nor organized multi-team tournament play. The use of announcer loudspeakers will not be employed for normal matches, but may be used at one or two special matches per year. In order to avoid any potential for exceeding the standards and requirements of the County Noise Ordinance, conditions of the Lot 51 MUP will stipulate that the use of loudspeakers would be limited to the hours from 9:00 a.m. to 7:00 p.m.

Lighting

The polo field itself will not be lighted. Exterior lighting of the horse stables, office, caretaker residence, and other related facilities will be limited to that required for security purposes, and consistent with County regulations.

Loudspeakers

The use of announcer loudspeakers will not be employed for normal matches, but may be used at one or two special matches per year. Additionally, in order to avoid any potential for exceeding the standards and requirements of the County Noise Ordinance, conditions of the Lot 51 MUP will stipulate that the use of loudspeakers would be limited to the hours from 9:00 a.m. to 7:00 p.m.

Polo Field Maintenance

Pursuant to the RFPD-approved Wildfire Safety/Vegetation Management Master Plan for the Peaceful Valley Ranch project, the polo field is defined as a “Safety Zone/Staging Area,” and as an emergency helipad; refer to Appendix G-1. As such, the polo field is to be maintained by the facility operator in a condition acceptable to the RFPD for its ancillary use as a safety zone. As such, the grass polo field will be irrigated adequately to maintain the grass in a healthy, thriving condition. Additionally, in order to avoid any potential for exceeding the standards and requirements of the County Noise Ordinance, conditions of the Lot 51 MUP will stipulate that all mechanized maintenance activities, including polo field mowing, will be limited to the hours of 7:00 a.m. to 7:00 p.m. daily.

General Maintenance

The facility operator will be responsible for all daily and event related clean-up and maintenance, pursuant to the requirements of the *Animal Waste, Fly and Vector Control Plan* approved by the County of San Diego (County); refer to Appendix G-2.

Parking

All parking areas for the polo field will be surfaced with decomposed granite (d.g.) to allow for stormwater to percolate into the soil and to reduce the potential for runoff.

The Peaceful Valley Ranch project proposes to use groundwater from an existing well on Lot 51 for irrigation of the polo field. A groundwater analysis was prepared by Wiedlin and Associates (W&A) for the project, which estimated that the 12.8-acre polo field would

require 32 acre-feet per year of irrigation. Groundwater use for irrigation of the polo field will be restricted so as not to exceed the estimated amount of groundwater recharge associated with the development of the project as a whole (calculated to be 22.2 acre-feet) and as may be approved by the County of San Diego. The project proposes to supplement the groundwater supply required for irrigation with imported water from the Otay Water District as required.

In order to ensure that groundwater resources are not extracted on an annual basis beyond that proposed and approved by the County, the Lot 51 Major Use Permit Conditions of Approval will require a groundwater monitoring program. This program is included as a mitigation measure in Section 3.4.6 of this EIR.

Trails

The proposed project includes private on-site equestrian trails that traverse the site; refer to Figure 1-5. A private trail (8-foot improved width within a 10-foot wide private easement) is proposed adjacent to the on-site private roads to provide residents of Peaceful Valley Ranch local access throughout the subdivision. A private trail (8-foot improved width within a 20-foot wide easement) is also proposed along the east side of the main ephemeral drainage traversing the site and would allow for public trail linkages at the north and south boundaries to potential future off-site public trails. Additionally, an 8-foot wide trail is also proposed along the project's western boundary, along SR-94.

The PVR project provides a Voluntary Trail Dedication to the County. An Irrevocable Offer of Dedication (IOD) for a trail easement for those trail segments running along the ephemeral drainage and SR-94 would be offered to the County as part of the tentative map. The trails would be improved to County design standards for public trails (20-foot IOD with an 8-foot trail width). Upon acceptance by the County, these private trails would become public trails.

Fire Station

The project includes a 3.7-acre lot (Lot 49) that will be set aside for a joint-use fire station and administrative offices for the RFPD and the San Diego National Wildlife Refuge Complex Fire Management Office (part of the USFWS). The proposed joint-use facility for the RFPD and the USFWS will provide a site for relocation of both an existing RFPD community fire station and administrative offices, and the existing USFWS fire station and administrative offices, into a new joint-use facility. The RFPD currently leases the existing fire station site, located directly across SR-94 from the proposed site, and currently houses six full-time fire fighters. The current lease is nearing expiration. The proposed project will provide a convenient site at which to relocate area fire protection services. In addition, the USFWS presently occupies a fire station located approximately two miles to the southeast of the proposed project site along SR-94. Although the proposed fire prevention service facilities will be located within the boundaries of the PVR project site, the fire station Site Plan has been filed as a separate application (S04-042, ER 04-19-007A) from the PVR tentative map, with RFPD acting as the applicant for the project.

Sheltering-in-Place Community

The proposed project is designed as a "sheltering-in-place" community. This approach means that design measures will be applied in the construction of homes and structures on site to

allow residents to remain inside of their homes or other structures during a wildfire and to remain there until the emergency is over. A Wildfire Safety/Vegetation Management Master Plan (Master Plan) has been prepared for the project to minimize the potential for damage resulting from wildfire; refer to Appendix G-1. Design measures are given in the Master Plan that would ensure that on-site structures would remain fire-resistive and airtight during a wildfire event. The Master Plan addresses methods of fire prevention such as the use of fire-resistant building materials, siting of fire hydrants, provision of adequate fire buffer zones around structures, and the use of fire-resistant landscaping. The Master Plan has been approved by the RFPD and has been incorporated into a Fire Service Agreement between the project developer and RFPD.

In communities where sheltering-in-place construction and landscaping features are incorporated, sheltering-in-place is preferred by fire agencies over evacuation because of the risks involved with evacuation, which frequently results in human casualties. Existing “sheltering-in-place” communities in San Diego include, among others, Bernardo Lakes Estates, The Bridges, Rancho Cielo, The Crosby, 4S Ranch, and Santa Fe Valley. With implementation of the Master Plan described above, the RFPD will accept the Peaceful Valley Ranch project as a sheltering-in-place community.

The project design also includes on-site buffer areas or limited building zones (LBZs) in the areas of the project that are located adjacent to existing off-site open space areas to the east and to the south. Similar to the buffers for on-site open space, these buffers are included to restrict the need for fuel management in off-site open space areas in the future; refer to Figure 3.5-1. The LBZ differs from proposed Fuel Management Zone (FMZ) in that it is intended to protect the dedicated open space areas from encroachment as a result of fire clearing activities. The LBZ is a granted easement that precludes the development of structures requiring fire protection within 100 feet of the open space (with exception of Lots 29 [portion], 30, 31, 32, and 33 where the LBZ would be 150 feet). In addition, the LBZ on Lots 45 and 46 would be 30 feet, as off-site land adjacent to the north of these lots is landscaped with irrigated ornamental vegetation.

The project design also includes on-site FMZs consistent with the project’s proposed fuel management plan; refer to Figure 3.5-2. The FMZs are intended to maintain an appropriate width for the fuel management between off-site areas and the proposed project development to reduce the risk of wildland fires to people and personal property within the project site. The buffer will require future homeowners to replace flammable vegetation with irrigated and flame-resistant vegetation in areas surrounding their home.

1.1.3 Technical, Economic, and Environmental Characteristics

Technical Characteristics

Density

The 181.31-acre site currently consists of two different plan designations and zoning regulations. In order to allow the proposed land use plan, a GPA and rezone are required to reclassify the eastern 152.46 acres of the site from an (18) Multiple Rural Use Plan General Plan designation (1 du/4, 8, 20 ac) with an A72(8) General Agriculture zone to a (17) Estate

Residential General Plan designation (1 du/2, 4 ac) with an A72(2) General Agriculture zone; refer to Tables 1-3A and 1-3B.

Grading

Grading for the project, including pads and driveways of lots proposed to be graded by the applicant, will include the movement of approximately 308,000 cubic yards of balanced cut and fill. The entire project site would be graded as a single project action and grading would occur over a total of approximately 180 working days. Cut slopes will have a maximum slope ratio of 2:1, with a maximum height of 29 feet. Fill slopes will have a maximum slope ratio of 2:1, with a maximum height of 32 feet. Retaining walls are not proposed as part of site development, but may be utilized by individual future lot owners.

The Peaceful Valley Ranch project has been designed so as to minimize encroachment into steep slope areas. A steep slope analysis prepared for the Peaceful Valley Ranch project, in conformance with those provisions of the Resource Protection Ordinance (RPO), determined that approximately 28.1 acres of the proposed lots contain slopes of 25% or more. The RPO limits maximum grading encroachment into steep slope areas to 0.5%. Grading for the proposed pad and driveway access for each individual lot has been designed so as not to exceed the allowable RPO steep slope encroachments.

Circulation

Access to the site will be provided from SR-94, a Circulation Element road, via Peaceful Valley Ranch Road. Peaceful Valley Ranch Road (private) will be constructed on-site, eastward from the Melody Road/SR-94 intersection to provide access to the project site.

As requested by Caltrans, the proposed project would improve SR-94 with 8-foot paved shoulders, with an additional 15 feet of adjacent grading along the property frontage. In addition, the project includes an 86-foot IOD (half-width) to allow for future improvement of the roadway to County/Caltrans standards. The intersection at Peaceful Valley Ranch Road/SR-94 would be upgraded with the following specific improvements.

- Northbound – A combination through-right and dedicated left turn lane within SR-94. These improvements will allow for either signalized or unsignalized conditions.
- Southbound – A combination through-right and dedicated left turn lane provided within SR-94. These improvements will allow for either signalized or unsignalized conditions.

Payment of traffic impact fees to the County's Transportation Impact Fee (TIF) Program would also be required to mitigate for the project's cumulative traffic impacts on SR-94 (see Section 2.1, Traffic and Circulation).

In addition, SR-94 is included in the County's Bicycle Network System. Bike lanes are currently not provided within the project area. The project will dedicate ROW along the property frontage on SR-94, consistent with the County's Bicycle Network system, to allow for future construction of the bike lane system. Bus stops are currently provided intermittently along both sides of SR-94. Bus route #894, which is operated by the County Metropolitan Transit System (MTS), runs along SR-94 from Skyline Truck Trail in the

vicinity of the project site southeast to Campo. The bus route operates seven days per week and is presently the only southeast rural bus route within the project area.

A 24-foot wide paved roadway, adjacent to and south of the fire station site, will provide emergency secondary access to SR-94 for the fire service facilities. Access for the existing and future residences and the future fire station will be via the SR-94/Melody Road intersection. The access will be secured with either a gate or bollards and locked chain, with the RFPD/USFWS controlling the operation and use of the access. The project will be conditioned (as stated on the site plan) that the emergency gate will not be used for daily access, including emergency vehicle call-outs. The emergency access will only be utilized in situations that threaten the existing and future residences of Peaceful Valley Ranch. Parking for all proposed uses at the fire station, including fire service equipment and employee vehicles, will be provided on-site. No off-site parking is proposed.

With the exception of the intersection of Peaceful Valley Ranch Road and SR-94, the installation of street lighting is not proposed with the project, as lighting is not required on the private roadways (County Standards for Private Roads, Section 4.5(c)). Per conversations with DPW and Caltrans staff, the installation of street lighting will not be required along the project frontage of SR-94. The project includes installation of one street light, to be installed for highway safety purposes, at the intersection of Peaceful Valley Ranch Road/SR-94, and will follow design requirements as identified in the County's Public Road standards and the Caltrans Signal and Lighting Design Guide. As proposed, the street light will be a low-pressure sodium light equipped with glare shields to ensure that dark skies are retained.

Public Services and Utilities

Sewer

The proposed Peaceful Valley Ranch project will utilize private individual on-site sewage disposal systems, as sewer service is not available in the project area. Percolation tests for each proposed lot in accordance with County requirements have been performed, the results of which demonstrate that the proposed septic systems will percolate well in excess of County septic standards. Additionally, on-site soils have been analyzed and a soils report has been prepared demonstrating that the leaching from the on-site wastewater systems will not drain into a water supply or cause a nuisance.

Water

The project can be served by expanding the Regulatory 1296 Water Service Zone of the Otay Water District (OWD). An approximately 28.85-acre portion of the property, located adjacent to Campo Road, is already within the Metropolitan Water District (MWD), the San Diego County Water Authority (SDCWA), OWD, and the OWD Improvement District Number 9. This portion of the property is eligible for water service by paying meter capacity fees and constructing water system improvements. The remaining 152.46 acres of the project are within the OWD boundaries and have been conditionally annexed into the OWD Improvement District Number 9, but are not within the boundaries of the MWD or SDCWA. Prior to receiving water service from the Otay Water District, this portion of the project will require annexation into the boundaries of SDCWA and MWD.

In addition to the 152.46-acre portion of the Peaceful Valley Ranch an existing approximate 8-acre residential out-parcel, surrounded on three sides by the Peaceful Valley Ranch property, is also proposed to be annexed. Thus, the total area to be annexed is approximately 160 acres.

An OWD 16-inch water main exists along the property's western boundary within SR-94, Campo Road and along the property's southern boundary. The portion of the water main that runs along the southern boundary extends eastward into the adjacent Rancho Jamul Estates development, where it transitions from 16- to 12- to 8-inch water mains. The portion of the water main in SR-94 also transitions from 16- to 12- to 8-inch water mains to serve parcels located north and northwest of the subject property. Therefore, no off-site infrastructure upgrades are anticipated with implementation of the Peaceful Valley Ranch GPA.

An OWD Capital Improvement Project (CIP) proposes construction of a new 16-inch water main through the Peaceful Valley Ranch site. The proposed project will facilitate construction of the water line, consistent with the CIP, to provide the necessary infrastructure for the development; refer to Figure 4.1-6. The water line will be extended from the SR-94/Melody Road intersection within the alignment of Peaceful Valley Ranch Road, to its terminus in the eastern portion of the property. From this point, a 20-foot wide utility easement is proposed across Lot 28 to the easterly property boundary to allow for the adjacent property to connect to the water line in the future; however, the PVR project does not propose to construct this portion of the water line and would not provide a looped connection to adjacent properties. All proposed lots not fronting onto Peaceful Valley Ranch Road would be served by 8-inch water lines connecting to the main 16-inch water line within the PVR Road right-of-way.

Groundwater from an existing well on Lot 51 (PV Well No. 4) is proposed for irrigation of turf areas associated with the polo field and associated equestrian uses on Lot 51; refer to Figure 1-6. The amount of groundwater to be extracted annually is proposed to be limited to 22.2 acre-feet, so as not exceed the calculated amount of annual groundwater recharge generated by the project. Imported water from OWD is proposed for use to supplement this groundwater source for irrigation use and combination of the two sources will reduce the total dissolved solids (TDS) concentration in the groundwater. The use of groundwater will be controlled and regulated by the County of San Diego through the Major Use Permit to be issued by the County for the uses proposed for Lot 51.

Fire Service

Presently, the project site is located within and served by the RFPD. The RFPD maintains a full-time fire station and administrative offices immediately just west of the project site across SR-94 on a currently leased parcel of land. The PVR project proposes to reserve a lot (Lot 49) for relocation of the RFPD fire station and administrative offices, once the existing RFPD station site lease expires. Presently, emergency response time to the project site is approximately three minutes.

Police Protection

Police protection for the project will be provided by the San Diego County Sheriff's Department. The nearest Sheriff's station is located at 3420 Main Street in Lemon Grove, approximately 12.4 miles from the project site.

Schools

The project is within the Jamul-Dulzura Union School District and the Grossmont Union High School District boundaries for elementary, middle, and high school facilities. The nearest elementary schools are the Jamul Primary School (grades K-3), located at 14567 Lyons Valley Road, and Jamul Intermediate School (grades 4-5), located at 14545 Lyons Valley Road. The nearest middle school is Oak Grove Middle School, located at 14344 Olive Vista Lane. High school students residing at PVR would attend either Valhalla High School, located at 1725 Hillsdale Road in El Cajon, or Steele Canyon High School located at 12440 Campo Road in Spring Valley.

Economic Characteristics

The development will provide additional housing opportunities in the community of Jamul. The project will not result in or contribute to a surplus or deficiency of a particular land use in the area.

An agricultural analysis performed by Pacific Consultants determined that the transition of the property from a dry farming use to an equestrian use would not result in significant economic impacts. Refer to Section 4.1.2 (Agricultural Resources) and Appendix I for additional discussion.

Environmental Characteristics

The project site offers varied topography and supports a range of habitat, as well as several drainages. These site characteristics were considered and influenced the project design.

The property generally consists of rolling hills with elevation gradually increasing from west to east. There are two small knolls on the western portion of the site and a larger knoll on the south-central portion. The eastern two-thirds of the property gently slopes upward, towards the east. On-site elevation ranges from 828 to 1,108 feet above mean sea level. Average slope on-site is approximately 14.3%. Approximately 15.5% of the site consists of slopes 25% or greater. Soils on the site are classified as Fallbrook, Ramona, Cienaba rocky course, Vista rocky course, Placentia sandy loams, and Tujunga sand.

An ephemeral drainage, portions of which support riparian vegetation, bisects the property from the north to the south, and a second intermittent drainage crosses the southeast corner. In addition to the streambeds, a total of nine different vegetative communities, as well as disturbed and developed areas, have been identified on the project site. Dominant habitat types on-site are identified as agriculture (106.0 acres), Diegan coastal sage scrub (27.4 acres), disturbed coastal sage scrub (2.2 acres), and disturbed habitat (9.5 acres), which cover approximately 81 percent of the property. Other sensitive and non-sensitive habitat types are Coast live oak woodland (0.9 acres), riparian woodland (0.4 acres), mule fat scrub (0.03 acres), southern mixed chaparral (3.1 acres), non-native grassland (25.0 acres), eucalyptus woodland (0.4 acre), non-native vegetation (0.9 acre), and developed (5.5 acres). In addition,

the property is located within the Metro-Lakeside-Jamul segment of the County of San Diego's *Multiple Species Conservation Program (MSCP) Subarea Plan*.

1.2 Project Objectives

By undertaking the proposed project, the applicant desires to optimize development of the subject property to the highest and best land use, consistent with local and regional land use goals and policies and within the limits of all applicable local, state, and federal government regulations. In addition, the applicant intends to reserve land to allow for relocation of the RFPD facilities and to develop a project design that supports the County's wildfire protection policies. The objectives of the project applicant are to develop a project that:

- Is consistent with the rural community character of Jamul;
- Is an equestrian-oriented project that incorporates both public and private equestrian facilities for the Jamul community;
- Can financially support the public amenities included in the project (i.e., fire station site);
- Can make use of the existing infrastructure surrounding the site;
- Maintains the existing main drainage through the central portion of the site as open space except for the required crossing;
- Proactively reduces the potential for the spread of wildfire through preventative project design tailored to the project, and provides resources to increase public safety and facilitate the efficient provision of fire protection services for the community of Jamul and surrounding areas;
- Is consistent with regional and County goals and objectives pertaining to groundwater;
- Offers to the County a Voluntary Trail Dedication (Irrevocable Offer of Dedication [IOD]) for trail easements for segments running along the ephemeral on-site drainage and SR-94, ultimately to become public trails; and,
- Develops a quality single-family residential community that meets the demands of the current housing market.

These objectives also provide a basis for identification of the project alternatives described in the EIR.

1.3 Intended Uses of the EIR

This document is identified as a "Project" Level Environmental Impact Report (EIR). This is an informational document that will inform public agency decision-makers and the public of significant environmental effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project. Under the provisions of CEQA, "the purpose of an environmental impact report is to identify the significant effect on the environment of a project, to identify alternatives to the project, and to indicate the manner in which those significant effects can be mitigated or avoided." (Public Resource Code 21002.1(a))

This EIR is an informational document for use by public agencies, the general public, and decision-makers. This EIR is not a County policy document. It addresses the impacts of development of the proposed project and analyzes project alternatives. The discretionary actions associated with the project include approval and adoption of the Tentative Map and findings, as well as a GPA, MUP, rezone, and the additional discretionary approvals and permits identified in Table 1-1, as well as any other approvals or permits necessary or desirable to implement the project. More specifically, this EIR will be used by the Planning Commission in assessing impacts of the proposed project and in its decision whether to make a recommendation to the Board of Supervisors (BoS) on the GPA, MUP, and TM. This EIR will also be used by the BoS in assessing impacts and in deciding whether to approve the proposed mitigation measures. The project site is a legal parcel under the Subdivision Map Act (via recorded certificate of compliance).

1.3.1 Matrix of Required Project Approvals and Permits

In conformance with Sections 15050 and 15367 of the *CEQA Guidelines*, the County of San Diego has been designated the “lead agency,” which is defined as the “public agency that has the principal responsibility for carrying out or approving a project.”

Responsible agencies are those agencies that have discretionary approval over one or more actions involved with development of the proposed project site. Trustee agencies are State agencies having discretionary approval or jurisdiction by law over natural resources affected by the project.

To implement the project, Table 1-1 lists the agencies from which approvals and permits are required. The permits have been listed in the approximate order in which they are expected to be obtained.

1.3.2 Related Environmental Review and Consultation Requirements

Refer to Table 1-1 at the end of this chapter for a list of related environmental review and consultation requirements imposed by Federal, State or local laws, regulations, or policies (Section 15124(d)(1)(C)).

1.4 Environmental Setting

Regional Setting

The project site is located within the unincorporated portion of eastern San Diego County, southeast of the community of Jamul and east of SR-94. This area of the County experiences warm summers, mild winters, and infrequent rainfall. Development in this area typically consists of residential estate development and agricultural uses. Small-scale farming is common, although large-scale agricultural operations do exist in the area. Single-family rural residential uses on lots of one acre or larger are also typical, and often support equestrian uses.

The project site is in an area of varied topography, consisting of rolling hills and intervening lower elevations. Regional habitat types consist of extensive agricultural fields to the south, Diegan coastal sage scrub and disturbed habitat to the north, disturbed habitat to the east, and grassland, coast live oak woodland, and disturbed habitat to the west.

Regionally, access to the site is provided by SR-94/Campo Road, which bounds the property to the west. Further to the north are Interstate 8 (I-8), which runs east/west, and State Route 54 (SR-54, Jamacha Road), which runs north/south at a distance to the northwest of the subject site. Within the vicinity of the project site, are Lyons Valley Road to the north; Presilla Drive to the east; Rancho Jamul Drive to the south; Melody and Proctor Valley Roads to the west; and SR-94 to the west and south. Primary access to the site would be from Peaceful Valley Ranch Road off of SR-94; refer to Figures 1-1 and 1-2.

Local Setting

Land uses to the north consist of estate residential single-family uses on lots ranging in size from one acre to four acres with larger lots located on the steeper terrain. Several parcels contain horsekeeping enclosures. Utility services in this area include public water and private on-site septic systems. Parcels in this area are designated (1) Residential (1 du/1, 2, 4 ac) and (17) Estate Residential (1 du/2, 4 ac). Located to the southeast of the project site, the Rancho Jamul Estates consists of low-density, estate single-family uses on lots ranging from two to three acres. As with the northern parcels, several lots contain horsekeeping enclosures. The Rancho Jamul Estates development is considered a clustered project, with an open space system winding its way through the development. Services to this area include public water and private on-site septic systems. Parcels in this area are designated (18) Multiple Rural Use (1 du/4, 8, 20 ac). Directly south of the project is the Daley Ranch, a large expansive dedicated open space area under the jurisdiction of the California Department of Fish and Game (CDFG). Historically, the Daley parcel was dry-farmed with agricultural lands dominating the area. Parcels to the south and southwest are designated (20) General Agricultural. Located west of the project is the Jamul Indian Village and Cemetery, the RFPD Fire Station, agricultural dry farming, and open space as identified on the Otay Ranch Specific Plan. Parcels in this area are designated (17) Estate Residential (1 du/2, 4 ac) and (21) Specific Plan Area.

The Peaceful Valley Ranch project site is located entirely within the boundaries of the OWD, a member agency of the SDCWA and the MWD. The entire PVR project site has been conditionally annexed into the OWD Improvement District (ID) 9 with the remaining 152.46-acre easterly portion outside the SDCWA's service area. On September 3, 2003, OWD commenced the annexation process of the 152.46-acre easterly portion into SDCWA and MWD, which is still in process.

A proposal has been made for the Jamul Indian Village Casino Development Project, a gaming casino and supporting facilities to the southwest of the project site, across SR-94. The proposed gaming facility and hotel complex consists of approximately 567,094 total square feet of building space. The property is existing trust property held by the Jamul Indian Village. The Jamul Indian Village is a small Indian community presently consisting of around 50-60 members. The proposal includes a hotel and casino complex, a parking garage, tribal center, human resources facility, , a wastewater treatment plant, and a detention basin. The proposal is currently in the federal review process.

Project Setting

The property has historically been used for dry farming and an organic farm operation. The operator of the organic farm voluntarily ceased operations and abandoned the property in

August 2004. There is an existing ranch house on the property, planned to be retained as part of the development program. One of the two caretaker houses is planned to be demolished (the one under the oak on the north side of the bridge over the creek). The other (the old Benson house) is planned to be converted into the polo field administration office.

All of the property's historic and existing water demands are currently supplied by groundwater wells. There are five existing wells on the PVR property. One of these wells (PV-5) serves an 8-acre out-parcel, surrounded on three sides by the PVR property (Stoddard Property). Two of the four remaining wells (PV-1 and PV-4) are in active use, serving the existing residential, equine, and agricultural uses. A third well (PV-2) is currently inactive, but is known to produce groundwater at significant rates. A fourth well (PV-3) is a hand-dug well currently not in use.

The property generally consists of rolling hills with elevations gradually increasing from west to east. There are two small knolls on the western portion of the site and a larger knoll on the south-central portion. The eastern two-thirds of the property gently slope upward towards the east. On-site elevation ranges from 828 to 1,108 feet above mean sea level. Average slope on-site is approximately 14.3%.

An ephemeral drainage supporting riparian vegetation bisects the property from the north to the south, and a second intermittent drainage crosses the southeast corner. Dominant habitat types on-site are identified as agriculture (106.0 acres), Diegan coastal sage scrub (27.4 acres), disturbed coastal sage scrub (2.2 acres), and disturbed habitat (9.5 acres), which cover 81 percent of the property. Other sensitive habitat types on-site include Coast live oak woodland (0.9 acres), riparian woodland (0.4 acres), southern mixed chaparral (3.1 acres), non-native grassland (25.0 acres), eucalyptus woodland (0.4 acre), non-native vegetation (0.9 acre), and developed (5.5 acres).

1.5 Consistency of Project With Applicable Regional and General Plans

The proposed project will require an amendment to the County *General Plan* to reclassify the eastern 152.46 acres of the site from an (18) Multiple Rural Use Plan General Plan designation (1 du/4, 8, 20 ac) with an A72(8) General Agriculture zone to a (17) Estate Residential General Plan designation (1 du/2, 4 ac) with an A72(2) General Agriculture zone. The proposed amendment and rezone will be consistent with the (17) Estate Residential land use designation of the western 28.85 acres as well as the surrounding community. Additionally, the (17) Estate Residential plan designation is consistent with the area's Regional Category of EDA (Estate Development Area) and goals and policies of the General Plan. Project development and proposed mitigation will also be consistent with rules, regulations, and Regional Air Quality Strategy (RAQS) of the San Diego Air Pollution Control District; County General Plan Circulation Element; Regional Water Quality Control Board (RWQCB) Basin Plans; the County's Biological Mitigation Ordinance (BMO) and the County's MSCP Subarea Plan; and regulations and plans adopted by the USFWS, ACOE and CDFG as applicable.

1.6 List of Past, Present, and Reasonably Anticipated Future Projects in the Project Area

Sections 15130 and 15065(c) of the *CEQA Guidelines* require the discussion of cumulative impacts when they are significant. The EIR is required to identify and discuss cumulative

impacts that may result from the proposed project when considered with other closely related projects and reasonably foreseeable future projects.

The *CEQA Guidelines* define cumulative effects as “two or more individual effects that, when considered together are considerable, or which compound or increase other environmental impacts.” The Guidelines further state that the individual effects can be the various changes related to a single project or the change involved in a number of other closely related past, present, and reasonably foreseeable future projects (*CEQA Guidelines* Section 15355). The Guidelines allow the use of two alternative methods to determine the scope of projects for the cumulative impact analysis:

List Method – A list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the lead agency.

General Plan Projection Method – A summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document that has been adopted or certified, which described or evaluated regional or area-wide conditions contributing to the cumulative impact (*CEQA Guidelines* Section 15130).

For purposes of this EIR, the List Method has been used; refer to Table 1-4. A specific study area has been defined for individual issue areas (e.g., traffic and circulation, noise and air quality) to provide issue-specific analyses of potential project-related cumulative impacts. Existing and reasonably anticipated projects within each study area have been identified and are discussed in greater detail in terms of their potential to contribute to significant cumulative impacts, as part of the subject-based analysis in Chapters 2.0 and 3.0. Refer to these chapters for additional details regarding cumulative impact analysis.

1.7 Growth-Inducing Impacts

This section of the EIR considers the way implementation of the proposed project could directly or indirectly encourage economic or population growth in the region. CEQA refers to growth inducement as, “...ways in which the proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment.”

Induced growth is any growth that exceeds planned growth and results from new development that would not have taken place without the implementation of the proposed project. Typically, a project would be considered growth inducing if it results in growth or population concentration that exceeds those assumptions included in pertinent master plans, land use plans, or projections made by regional planning authorities.

Implementation of the proposed project will not remove any barriers to growth that would otherwise preclude development if the project were not to be developed. Equestrian uses and supporting facilities, five water wells, one main residence, and several secondary residences are already present on the subject property. All necessary public facilities to serve the PVR project will be constructed in conjunction with the buildout of the proposed development, and development of the property will be managed to prevent negative impacts on existing services or infrastructure. The project will provide additional housing stock in an area where adequate services and infrastructure exist (or will be provided) to support the development.

The proposed GPA would allow for the distribution of housing units across the existing (17) Estate and (18) Multiple Rural Use General Plan designation boundaries by allowing the overall residential density to be more evenly distributed across the 181.31-acre site. This approach is partially in response to input from members of the Jamul/Dulzura Planning Group Subcommittee for the Peaceful Valley Ranch project and other community members who expressed a strong desire that the number and visibility of potential residential uses adjacent to or in the immediate vicinity of the SR-94 frontage be redirected to the easterly portions of the property in conjunction with maintaining a minimum 2-acre lot size in order to retain a more rural character along SR-94. Theoretically, the existing (17) Estate designation on the westerly 28.85 acres would allow for 14 lots at a 1 DU per 2-acre density; the existing (18) Multiple Rural Use designation on the easterly 152.46 acres would allow for 38 lots at a 1 DU per 4-acre density based on an average slope less than 25% (53 lots total). With the proposed (17) Estate designation for the easterly 152.46-acre portion under the proposed GPA, the theoretical yield for this portion of the property would be 76 lots at a density of 1 DU per 2 acres. Therefore, a total of 90 lots (14 lots plus 76 lots) would theoretically be allowed under the GPA; however, the project as proposed would result in a total of 46 new residential lots, one existing residential lot, and three non-residential lots (a total of 51 residential lots), plus six private roadway lots; refer to Figure 4.1-5.

Public Utilities and Services

San Diego County Water Authority/Metropolitan Water District Annexation

The Peaceful Valley Ranch project is located within and will be served by the OWD, a member of the SDCWA, which in turn is a member agency of the MWD. The subject property is bounded on the west, north, and east by the Otay Water Improvement District (ID) 9. The western 28.85-acre portion of the site is also within the SDCWA and MWD boundaries, with the remaining 152.46-acre eastern portion outside the SDCWA and MWD service area. OWD has initiated the annexation process of the 152.46-acre eastern portion in the SDCWA and MWD, and the annexation application is in process. In addition to the 152.46-acre portion of Peaceful Valley Ranch, an existing approximate 8-acre residential out-parcel, which is surrounded on three sides by the Peaceful Valley Ranch property and presently supports a single-family residence, is also proposed to be annexed. Thus, the total area to be annexed is approximately 160 acres). The proposed annexation into SDCWA and MWD is not anticipated to result in the removal of any barriers to growth that would otherwise preclude development (such as lack of water service).

Water Service

An OWD 16-inch water main exists along the property's western boundary within SR-94, and an OWD 16-inch water main exists adjacent to the property's southern boundary within the Jamul Ecological Preserve. The water main that runs adjacent to the southern boundary extends eastward into the adjacent Rancho Jamul Estates development, where it transitions from 16- to 12- to 8-inch water mains. The portion of the water main in SR-94, Campo Road also transitions to serve parcels located north and northwest of the subject property.

As previously discussed, an OWD Water Resources Master Plan CIP has been prepared for this area of Jamul. A portion of the proposed CIP alignment is located on the Peaceful Valley Ranch property. The development of Peaceful Valley Ranch as proposed will facilitate

construction of the water mainline, as well as provide the necessary infrastructure for the PVR project. Growth-inducing impacts resulting from implementation were analyzed in the Final Environmental Impact Report (FEIR), Water Resources Master Plan (WRMP) for the OWD, prepared by HDR Engineering in June 2004 and certified by the OWD Board of Directors in August 2004. As stated in the FEIR, the purpose of the WRMP is to “develop proposed potable and recycled water capital improvement facility systems and associated probable cost estimates for the required pump stations, storage reservoirs, and transmission mains to meet the projected potable and recycled water market demands of existing and future customers within the jurisdiction of the OWD.”

The water line will be extended from the SR-94/Melody Road intersection within the alignment of Peaceful Valley Ranch Road to its terminus in the eastern portion of the property. From this point, a 20-foot wide utility easement is proposed across Lot 28 to the easterly property boundary to allow the adjacent property to connect to the water line in the future; however, the PVR project does not propose the construction of this portion of the water line, and therefore, the water line will be stubbed out and will not provide a looped connection with adjacent properties.

Annexation into the SDCWA and OWD improvement district and the extension of the existing water line into the project site would not subsequently allow development in the surrounding area that is currently infeasible due to a lack of water infrastructure. The western portion of the project site is currently within the SDCWA and OWD improvement district service area and the annexation only applies to the eastern 152.4 acres.

Under the current general plan designation, the majority of the watershed north of the subject site is zoned for one and two acre lots. To the south of Peaceful Valley Ranch, the majority of the watershed is part of the Rancho Jamul Ecological Reserve and the Hollenbeck Canyon Wildlife Area. These areas encompass approximately 600 acres of the watershed and continue westward and southward beyond the limits of the watershed.

There are currently approximately 835 parcels within the watershed according to a SanGIS database search. A count of rooftops within the watershed on a recent aerial photo concluded approximately 560 structures exist within the watershed. Approximately 560 of the 835 parcels have been developed. Otay Water District reports that there are 533 water meters within the watershed boundaries. This implies that approximately 95 percent of the developed parcels within the watershed presently receive water from Otay Water District.

Based on Otay Water District’s service boundaries and limitations due to storage tank elevations, approximately 47 of the 835 parcels in the watershed cannot receive imported water. Additionally, there may be other parcels that do not have water service because of the cost of delivering service to a relatively remote parcel or because the owner has elected not to obtain water service.

Several parcels adjacent to Peaceful Valley Ranch that are within the Otay Water District but do not currently receive imported water service as the planned pipeline serving these parcels have not yet been constructed. Currently, owners of these parcels have formed a cooperative group for discussions with the Otay Water District and Peaceful Valley Ranch on feasible ways to implement the planned pipeline construction to serve these parcels. Assuming these discussions reach a successful conclusion, only six parcels in the vicinity of Peaceful Valley Ranch will be dependent on groundwater for domestic water requirements. These six parcels,

under four ownerships, are, like Peaceful Valley Ranch, within the OWD service area, but not within the SDCWA and the MWD service areas. The four owners were invited to participate in the Peaceful Valley Ranch annexation into CWA and MWD and declined.

The property to the south is dedicated open space outside of the SDCWA and OWD service area, but has access to an existing 16-inch water line that runs along the southern boundary of the proposed project site. The existing development to the east (Rancho Jamul Estates) is currently within the MWD, SDCWA, and OWD boundaries and is currently served by public water. Property to the west across SR-94 is outside of the SDCWA and OWD service area boundaries but it is not affected by the proposed project with regards to obtaining water service. Properties to the north would not be connected to the proposed project nor would they be granted access to the water infrastructure within the project boundaries. As such, the proposed project would not be providing a mechanism for surrounding property owners to further subdivide their property or intensify their existing land uses as a result of the proposed project. Potential development of surrounding properties that are not currently served by the OWD would require an extension of the existing water line, consistent with the OWD CIP. Each applicant would be required to make the improvements necessary to provide water service and to allow for subdivision of property. Therefore, for the reasons described above, an extension of the existing water line within the boundaries of the proposed project does not remove any known barriers to growth and is not considered to be growth inducing.

Similarly, potential future development of adjacent properties would require the construction of the water line, consistent with the CIP. Each applicant would be required to make the improvements to provide water service and to allow for subdivision of property. Therefore, construction of the water line within the boundaries with the proposed project is not considered to be growth inducing, as such activity is required for consistency with the CIP and does not propose a connection with adjacent properties that would otherwise not be served by the water district.

Sewer Service

No sewer service is available in this region of the County. The proposed Peaceful Valley Ranch project will utilize private on-site sewage disposal systems for each lot and use. Percolation tests for each proposed lot have demonstrated that all lots perform well in excess of County septic standards. Therefore, the project would not induce growth from the extension of sewer lines to serve the project site.

Electric Service

Electric service is provided by San Diego Gas & Electric Company (SDG&E). Overhead electric lines are presently located along SR-94 and would be extended into the property to serve the individual residential lots and equestrian uses. Existing power lines along SR-94 and those extended within the property boundaries would be undergrounded as part of the proposed project. As power lines presently exist along SR-94 and capacity is adequate to serve the proposed project, the project would not induce growth from the extension of electrical lines to serve the subject property.

Fire Protection

The project site is located within and served by the RFPD, which maintains a full-time fire station and administrative offices located on SR-94, immediately west of the project site. The proposed PVR project reserves a lot for a future on-site location of a fire station and administrative offices for joint-use by the RFPD and the USFWS. The lot (Lot 49) will be conveyed to the RFPD pursuant to a fire service agreement entered into between the RFPD and Peaceful Valley Ranch LLC, owners of the subject property, and conditioned upon final approval of the Peaceful Valley Ranch development. Presently, travel time to the subject site is approximately three minutes. The project will not directly result in the expansion of area fire protection services and the RFPD has indicated that it can adequately serve the proposed project.

Law Enforcement

The San Diego County Sheriff's Department (Lemon Grove Sheriff's Station) provides law enforcement and protection to the Jamul area. The project would not result in substantial, adverse impacts associated with the provision of new law enforcement services or require service expansion in order to maintain acceptable service ratios or response times; therefore, law enforcement services would be adequate to serve the proposed project.

Schools

The PVR project site is within the Jamul-Dulzura Union School District and the Grossmont Union High School District. Although each of the school districts has preliminarily indicated that the PRV project may result in the overcrowding of the affected schools, it is not anticipated that the conditions of overcrowding will impair the normal functioning of educational programs. It is anticipated that the proposed PVR project would pay state mandated mitigation fees for the funding and improvement of school facilities, as applicable.

Population and Housing Demand

The project will generate short-term employment opportunities during the construction phase and limited long-term employment opportunities during the operations phase of the equestrian facilities; however, this level of development and type of use (single-family residential/recreational) is not expected to directly or indirectly significantly increase population in the area, nor significantly increase demand for housing. Therefore, employment needs generated during the construction phase of the proposed project are not considered to result in direct or indirect growth-inducing impacts.

As stated above, all public services are or will be available and adequate to serve the proposed project. For these reasons, the Peaceful Valley Ranch project is not anticipated to result in growth-inducing impacts.

In addition, the project applicant is proposing to delete the portion of SC 760 between Olive Vista Drive and SR-94 from the County's General Plan Circulation Element; refer to Section 4.1.1 for additional discussion. The deletion of SC 760 as proposed would not remove any barriers to growth that would otherwise preclude development if the project were not to be developed. The removal of the SC 760 segment would result in a slight increase in traffic volumes on SR-94 (0.5% to 2%). With the exception of on-site roadways, the project would

not require the construction of new roadways to serve the property that may potentially encourage or facilitate additional area growth. Proposed mitigation will reduce traffic congestion along SR-94 through fair-share contributions to roadway improvements and payment to the TIF Program to ultimately enable SR-94 to carry a greater volume of traffic; however, widening of the roadway or other proposed improvements would not directly induce growth that would not have taken place without the implementation of the proposed project. Therefore, the proposed project is not considered to have growth-inducing impacts relative to transportation.

**Table 1-1
Matrix of Required Project Approvals and Permits**

Permit Required	Approving Agency	Lead/Trustee/Responsible Agency Designation
General Plan Amendment (GPA 03-05)	County of San Diego (County)	Lead Agency
Rezone 03-015	County	Lead Agency
Tentative Map 5341 RPL5	County	Lead Agency
Major Use Permit 04-048	County	Lead Agency
Streambed Alteration Permit (Section 1602)	California Department of Fish and Game (CDFG)	Trustee Agency
Clean Water Act Permit (SDCWA) (Section 404)	United States Army Corps of Engineers (ACOE)	Responsible Agency
Clean Water Act Permit (Section 401)	Regional Water Quality Control Board (RWQCB)	Responsible Agency
Landscape Plans	County	Lead Agency
Annexation to SDCWA, and MWD	Local Agency Formation Commission (LAFCO); SDCWA, and MWD	Lead and Responsible Agency
Storm Water Management Plan (SWMP)	County	Lead Agency
Grading Permit	County	Lead Agency
Construction Permit and/or Encroachment Permit	California Department of Transportation (Caltrans)	Responsible Agency
Execution of Irrevocable Offer of Dedication	County	Lead Agency
Improvement Plans	County	Lead Agency
General Construction Storm Water Permit	RWQCB	Responsible Agency
Water Well Permits (Monitoring Well Off-site)	County of San Diego Department of Environmental Health – Land and Water Quality Division	Responsible Agency
Site Plan for Fire Station (S04-042)	County of San Diego	Lead Agency

**Table 1-2
Matrix of Proposed Development**

Lot Number(s)	Area (acres)	Use
1-4, 6-47	123.6	Estate Residential (46 new units, 2.0 to 7.7-acre lots)
5	4.0	Existing Ranch Residence
48	6.7	Public Equestrian Facility Lot
51	28.9	Private Horse Stable and Polo Training Facility
49	3.7	Fire Station and Administrative Offices (Reserved)
50	3.7	Open Space Lot
52-57	10.7	Private Roadway Lots
Total:	181.3	--

**Table 1-3A
Existing and Proposed General Plan Designations**

	Existing General Plan Designations		Proposed General Plan Designation
	18 Multiple Rural Use	17 Estate Residential	17 Estate Residential
Acreage	152.46	28.85	181.31
Minimum Parcel Size (Based on Slope Criteria)	4 acres	2 acres	2 acres
Allowable Dwelling Units (<i>Theoretical</i>)	38.11	14.43	90
	53 Total		
Total Proposed Residential Lots	N/A		47
Total Proposed Non-residential Development Lots	N/A		3
Subtotal Proposed Development Lots	N/A		50
Total Open Space Lots	N/A		1
Total Proposed Private Roadway Lots	N/A		6*
Total Proposed Lots	N/A		57*

*Proposed Peaceful Valley Ranch development proposes 46 new single-family estate development lots, one existing estate residence, three nonresidential use lots (public equestrian facility, fire station, and private horse breeding/polo training facility), one open space lot, and six roadway lots.

**Table 1-3B
Existing and Proposed Zoning**

		Existing		Proposed	
		28.85 AC Portion	152.46 AC Portion	28.85 AC Portion	152.46 AC Portion
Use Regulations		A72(2)	A72(8)	No Change	A72(2)
Neighborhood Regulations/Animal		0	0	0	0
Development Regulations	Density	.5	.125	.5	.5
	Lot Size	2 AC	8 AC	2 AC	2 AC
	Building Type	C	C	C	C
	Maximum Floor Area	--	--	--	--
	Floor Area Ratio	--	--	--	--
	Height	G	G	G	G
	Lot Coverage	--	--	--	--
	Setback	C	C	C	C
	Open Space	--	--	--	--
Special Area Regulations		--	--	--	--

**Table 1-4
Cumulative Projects**

Site Number	Reference/Project Number	Name	Characteristics/Status	Impacts
PROJECTS CONSIDERED FOR CUMULATIVELY CONSIDERABLE TRAFFIC, BIOLOGY, NOISE, CULTURAL RESOURCES AND AIR QUALITY				
1	TPM 20628RPL1 Log No. 01-19-024	Yacoo Minor Subdivision	4 SF Residential Lots & 1 Remainder Lot Status: Approved Mitigated Negative Declaration dated November 18, 2002.	<i>Traffic</i> <ul style="list-style-type: none"> 48 ADT generated <i>Biology</i> <ul style="list-style-type: none"> 1.19 acres (mitigation) Coastal sage scrub <i>Cultural</i> <ul style="list-style-type: none"> No artifacts or cultural resources exist on the site
2	Casino Project	Jamul Indian Village Casino Development Project	<i>(Alternative A – Preferred Project)</i> Gaming casino (205,194 square feet), hotel including 400 beds (361,000 square feet), structured parking for the casino (926,000 square feet), structured parking for the hotel (95,000 square feet), tribal center (square footage included in gaming casino), human resources facility (30,000 square feet), wastewater treatment plant and a detention basin (8,000 square feet). Status: Pending	<i>Traffic</i> <ul style="list-style-type: none"> Approximately 9,660 ADT generated (Worst-case alternative scenario: 37,000 ADT) Impacts on SR-94, Jamacha to Steele Canyon Road; SR-94, Steele Canyon to Lyons Valley Road; SR-94, Lyons Valley Road to Maxfield Road; SR-94, Maxfield Road to Melody Road Impacts on SR-94 between Jamacha Boulevard and Jamacha Road Impacts on SR-94/Jamacha Road/SR 54, SR-94/Cougar Canyon Road, SR-94/Steele Canyon Road <i>Noise</i> <ul style="list-style-type: none"> Potential noise impacts resulting from increased on-site (casino patrons and service vehicles) and off-site (SR-94) traffic, project construction, mechanical equipment, deliveries and loading. <i>Biology</i> <ul style="list-style-type: none"> Substantial clearing and grading required Potential for impacts on Coastal sage scrub, Grazed

PROJECT DESCRIPTION, LOCATION, AND ENVIRONMENTAL SETTING

Table 1-4 continued

Site Number	Reference/Project Number	Name	Characteristics/Status	Impacts
				<p>Coastal sage scrub, Coast Live Oak Riparian Woodland</p> <ul style="list-style-type: none"> 35.8 acres of grazed Coastal sage scrub 0.05-acre wetland habitat <p><i>Cultural</i></p> <ul style="list-style-type: none"> Significant cultural resources exist on the project site. The tribe will implement all mitigation measures presented by State Historic Preservation Office (SHPO) during the Section 106 consultation process.
3	TPM 20599 RPL1 Log No. 01-19-007	Blanco Parcel Map	<p>4 SF Residential Lots 6.2 acres</p> <p>Status: Pending</p>	<p><i>Traffic</i></p> <ul style="list-style-type: none"> 48 ADT generated Impacts on Melody Road/SR-94 along project frontage SR-94/Melody Road intersection impacted <p><i>Biology</i></p> <ul style="list-style-type: none"> Potential impacts to Diegan coastal sage scrub <p><i>Cultural</i></p> <ul style="list-style-type: none"> There is a significant cultural resource located on property, Site number CA-11,792. This site is significant under RPO. Two mitigation measures are proposed for impacts to this cultural resource site; 1) Monitoring during grading, and 2) The site will be preserved through an open space easement.

PROJECT DESCRIPTION, LOCATION, AND ENVIRONMENTAL SETTING

Table 1-4 continued

Site Number	Reference/Project Number	Name	Characteristics/Status	Impacts
4	TPM 20550	Morgan Minor Subdivision	2 SF Estate Lots Status: Approved: Mitigated Negative Declaration dated July 12, 2001.	<i>Traffic</i> <ul style="list-style-type: none"> 24 ADT generated <i>Biology</i> <ul style="list-style-type: none"> 0.20 acre Diegan coastal sage scrub 0.10 acre Southern mixed chaparral 0.007 acre freshwater seep <i>Cultural</i> <ul style="list-style-type: none"> No impacts identified. Based on Mitigated Negative Declaration dated July 12, 2001.
5	TPM 20868 ER 04-19-016	Steinbarth Minor Subdivision	2 SF Lots 5.14 acres Status: Pending	<i>Traffic</i> <ul style="list-style-type: none"> 24 ADT generated <i>Biology</i> <ul style="list-style-type: none"> Potential impacts on Diegan coastal sage scrub Impacts to non-native grassland <i>Cultural</i> <ul style="list-style-type: none"> No impacts identified
6	TM 5154 RPL1 Log 98-19-021	Hendrix Subdivision	5 SF Estate Lots 11.21 acres Status: Pending	<i>Traffic</i> <ul style="list-style-type: none"> 60 ADT generated Jefferson Road/SR-94 intersection impacted <i>Biology</i> <ul style="list-style-type: none"> acres Diegan coastal sage scrub <i>Cultural</i> <ul style="list-style-type: none"> No impacts identified. Based on a County letter dated April 5, 2001.

PROJECT DESCRIPTION, LOCATION, AND ENVIRONMENTAL SETTING

Table 1-4 continued

Site Number	Reference/Project Number	Name	Characteristics/Status	Impacts
7	TM 5289RPL2 ER 03-19-04	Jamul Highlands	23 SF Residential Lots 60 acres (includes approximately 36 acres of biological open space) Status: Pending	<i>(currently under review)</i> <i>Traffic</i> <ul style="list-style-type: none"> 300 ADT generated Traffic impacts on Jamul Highlands Road <i>Biology</i> <ul style="list-style-type: none"> 0.31 acre Diegan Coastal sage scrub 3.04 acres Southern Live Oak Riparian Forest 20.21 acres Chamise Chaparral 0.60 acre Urban Habitat <i>Cultural</i> <ul style="list-style-type: none"> Impacts mitigated by an open space easement for portion of a motorcycle trail in an archeological site.
8	TPM 20594 Log No. 01-19-004	Pioneer Minor Subdivision	3 SF Estate Lots Status: Approved: Mitigated Negative Declaration dated August 2, 2001.	<i>Traffic</i> <ul style="list-style-type: none"> 36 ADT generated <i>Biology</i> <ul style="list-style-type: none"> 0.3 acre (mitigation) Tier II Buckwheat scrub 0.6 acre (mitigation) Tier III non-native grassland <i>Cultural</i> <ul style="list-style-type: none"> No impacts identified.

PROJECT DESCRIPTION, LOCATION, AND ENVIRONMENTAL SETTING

Table 1-4 continued

Site Number	Reference/Project Number	Name	Characteristics/Status	Impacts
9	Otay Ranch - Village 19 (Villages 14 and 16 as Open Space)	Jamul Rural Estate Area	20 SF Estate Lots Status: Project is ongoing and potential significant near-term and long-term impacts are speculative.	<i>Traffic</i> <ul style="list-style-type: none"> 240 ADT generated Millar Ranch Road/SR-94 intersection impacted <i>Noise</i> <ul style="list-style-type: none"> Potential increase in noise resulting from traffic <i>Biology</i> <ul style="list-style-type: none"> Potential significant impacts to Coastal sage scrub, woodland habitat (to be determined) <i>Cultural</i> Based on the Final Program Environmental Impact Report prepared for Otay Ranch, dated December 1992, there are significant cultural resources located on-site.
10		Jamul Estates II	68 lots (estimated) Status: <i>This project is reasonably foreseeable in the future, however; no specific design has been proposed.</i>	<i>Traffic</i> <ul style="list-style-type: none"> 816 ADT generated (estimated) No project studies have been completed at this time. Therefore, potential impacts are unknown.
11	TM 5213RPL2 Log No. 78-19-01A	Mintz Subdivision	10 SF Residential Estate Homes 25 acres Status: Pending	<i>Traffic</i> <ul style="list-style-type: none"> 120 ADT generated
12	TPM 20626	--	3 SF Residential Estate Homes Status: Pending	<i>Traffic</i> <ul style="list-style-type: none"> 36 ADT generated
13	--	--	20 SF Residential Estate Units Status: Pending	<i>Traffic</i> <ul style="list-style-type: none"> 240 ADT generated

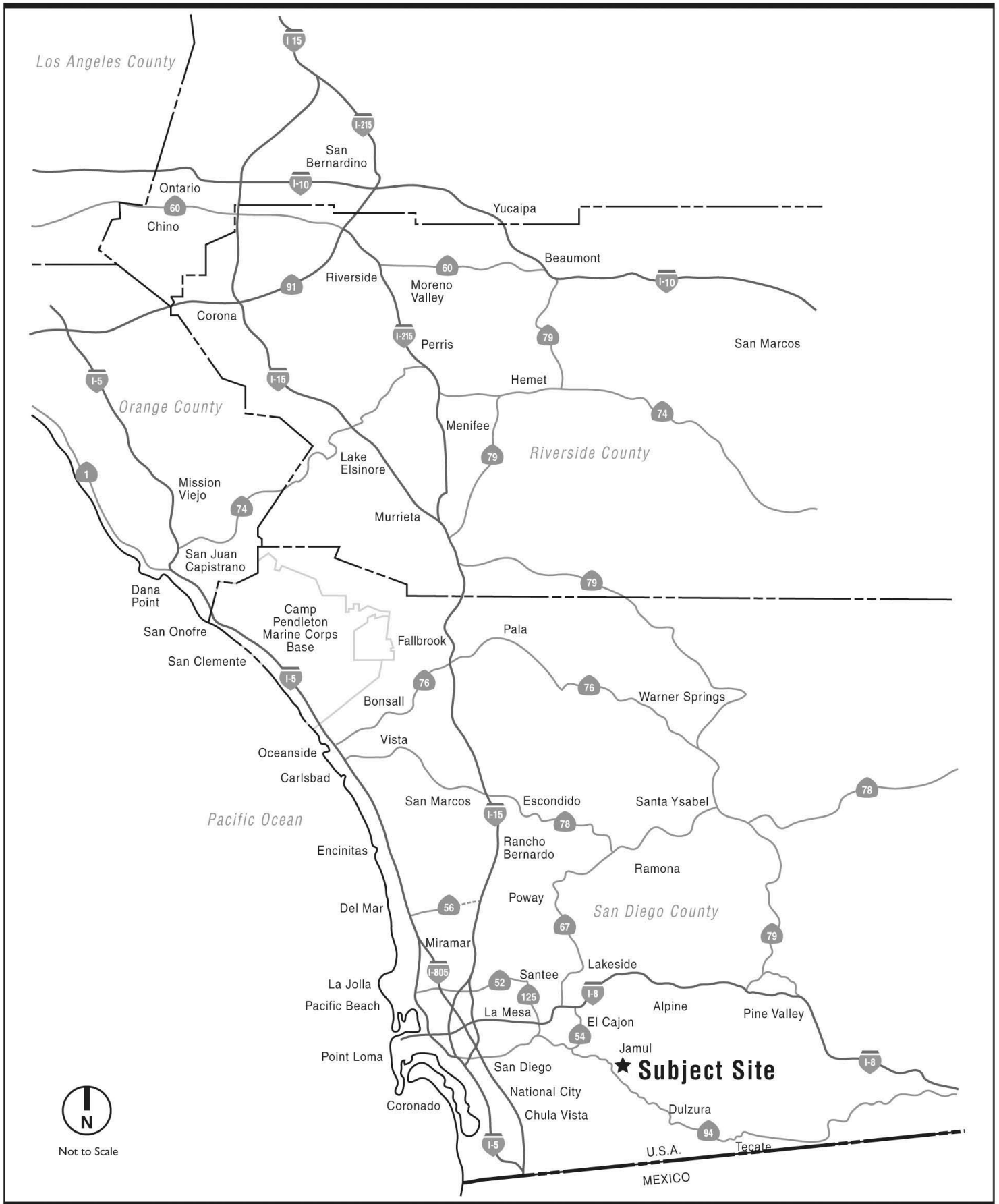
PROJECT DESCRIPTION, LOCATION, AND ENVIRONMENTAL SETTING

Table 1-4 continued

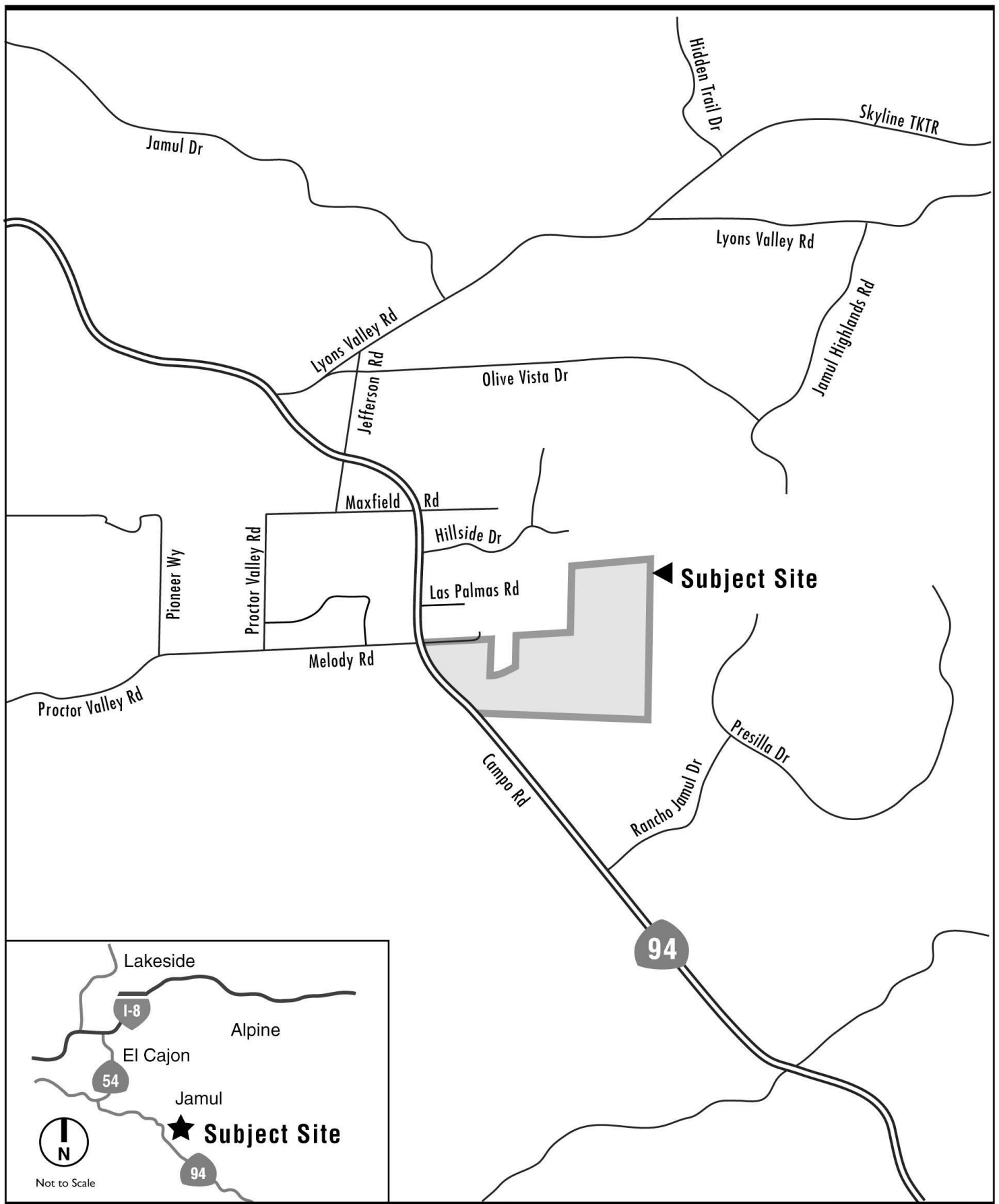
Site Number	Reference/Project Number	Name	Characteristics/Status	Impacts
14	TM 5460RPL1	Simpson Farms	<p>98 SF Residential Lots and 1 Commercial Lot (development of commercial lot not a part of the project proposed at this time, but estimated to be 115,000 SF for future development)</p> <p>161.95 acres</p> <p>Status: Pending</p>	<p><i>Traffic</i></p> <ul style="list-style-type: none"> 6,514 ADT generated <p><i>Noise</i></p> <ul style="list-style-type: none"> Potential increase in noise resulting from traffic on adjacent SR 94 <p><i>Biology</i></p> <ul style="list-style-type: none"> Resources that could be impacted by development or preserved by conservation include: 90.0 acres of Diegan coastal sage scrub; 2.1 acres of Englemann oak woodland; 33.9 acres agricultural fields; 0.1 acre of Mule fat scrub; 10.7 acres Non-native grassland; 2.7 acres urban/undeveloped; Dwarf Plantain occurs on-site. <p><i>Cultural</i></p> <ul style="list-style-type: none"> A possible historic structure, the Barrett/Simpson house, is under review to determine the historical significance. <p><i>Agricultural</i></p> <ul style="list-style-type: none"> Conversion of historically dry farmed Farmland of Local Importance and Grazing Land to non-agricultural uses. <p><i>Aesthetics</i> Adjacent to SR 94, a Primary Scenic Route.</p>

TM = Tentative Map; TPM = Tentative Parcel Map; P = Major Use Permit; ADT = Average Daily Traffic; cfs = cubic feet per second.

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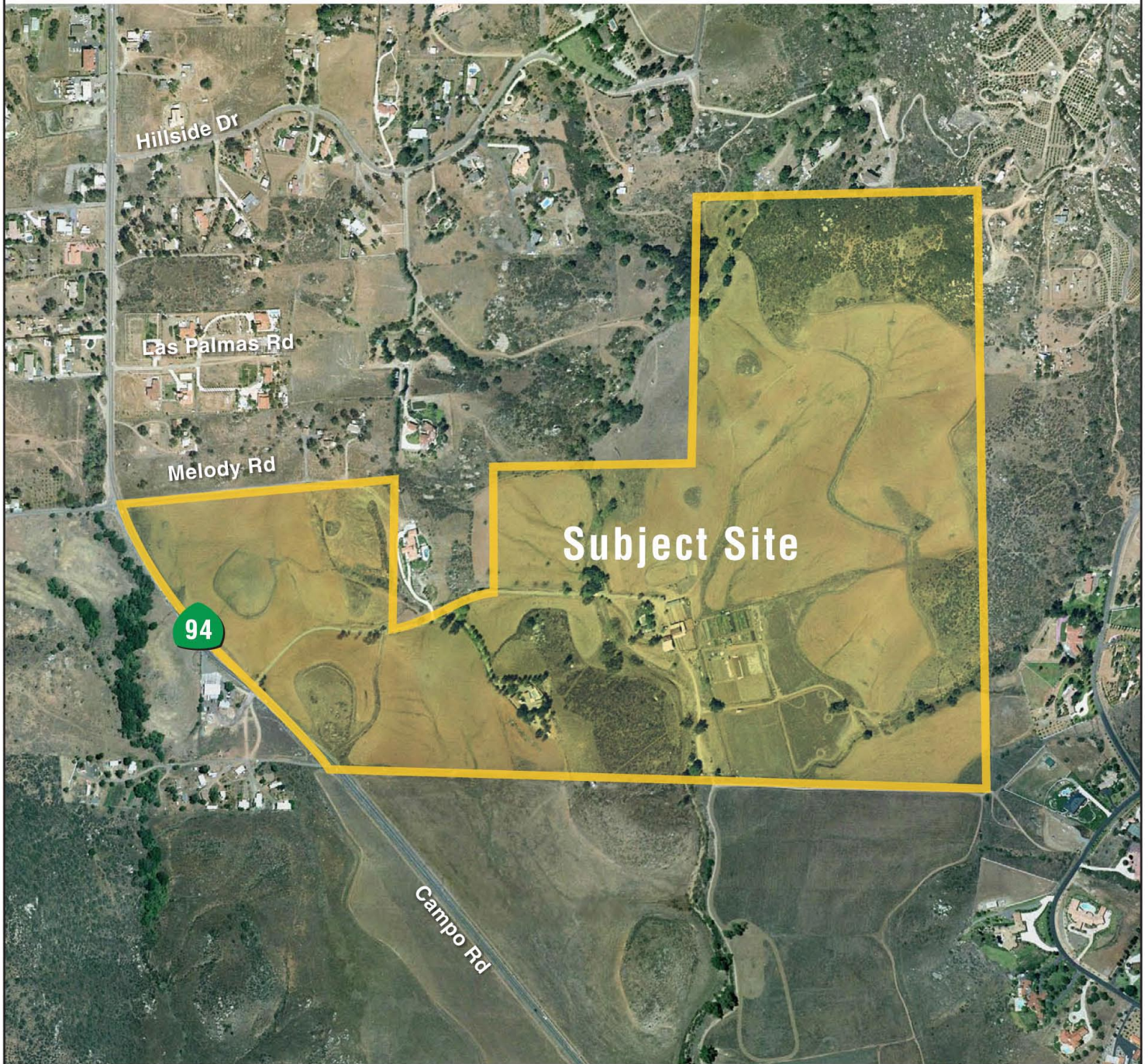


Photo Source: Eagle Aerial 2002



Not to Scale

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MUP AREA LOT 51

- ① GRASS POLO FIELD
- ② EMERGENCY HELICOPTER AREA
- ③ DEVELOPMENT AREA FOR FACILITY STRUCTURES AND PARKING
- ④ PARKING AREA
- ⑤ EMERGENCY ACCESS - D.G.

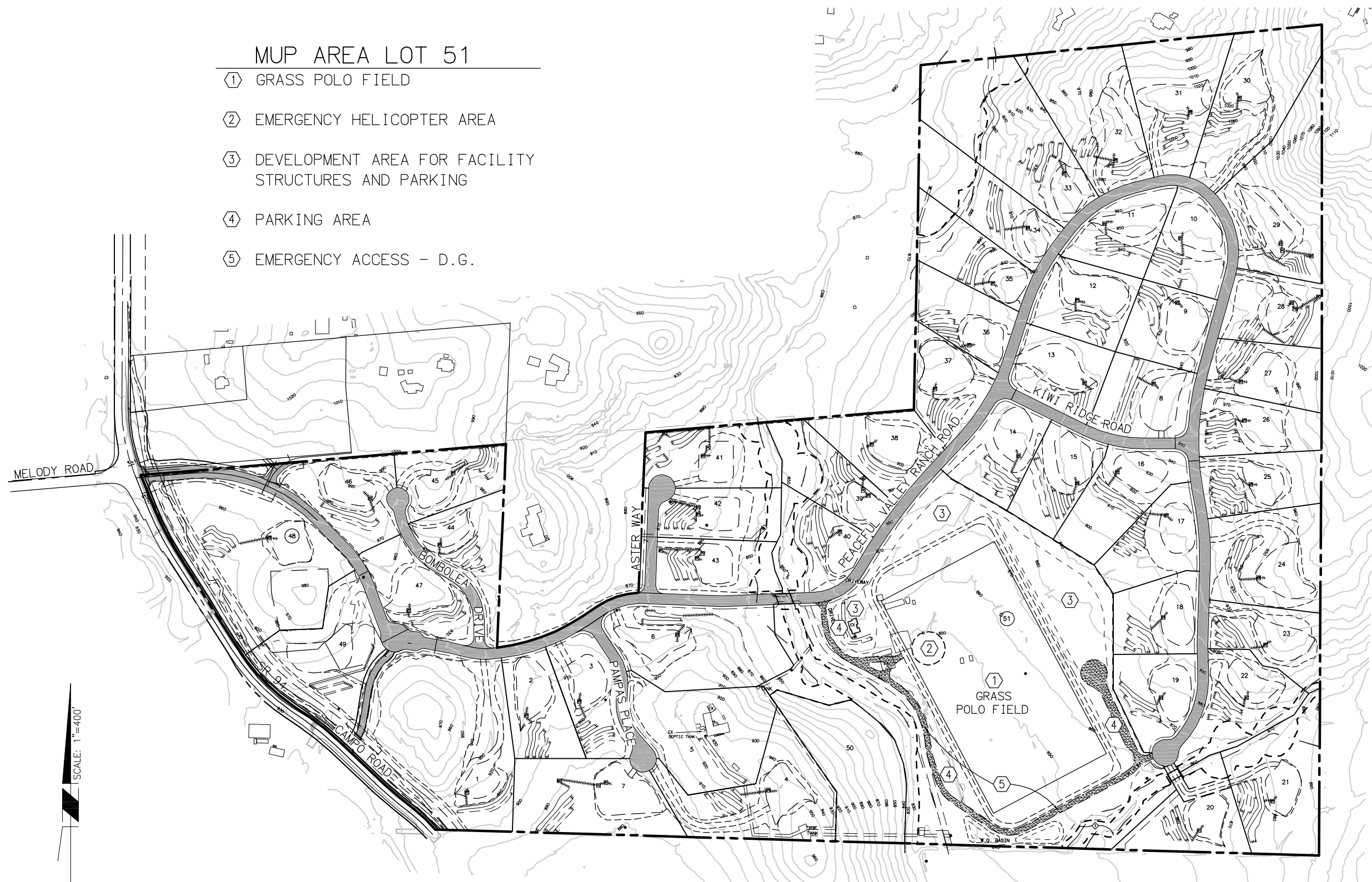


FIGURE 1-4
PEACEFUL
VALLEY RANCH
SITE PLAN

RBF
CONSULTING

PLANNING ■ DESIGN ■ CONSTRUCTION

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